

Hilltop Community Plan

Draft Community Plan
March 2005 – Version 5
(last updated 04-5-05)





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Hilltop Community Plan

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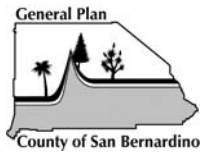
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1 INTRODUCTION

HT1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Hilltop Community Plan is to guide the future use and development of land within the Hilltop Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Hilltop Community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Hilltop unique.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Hilltop Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

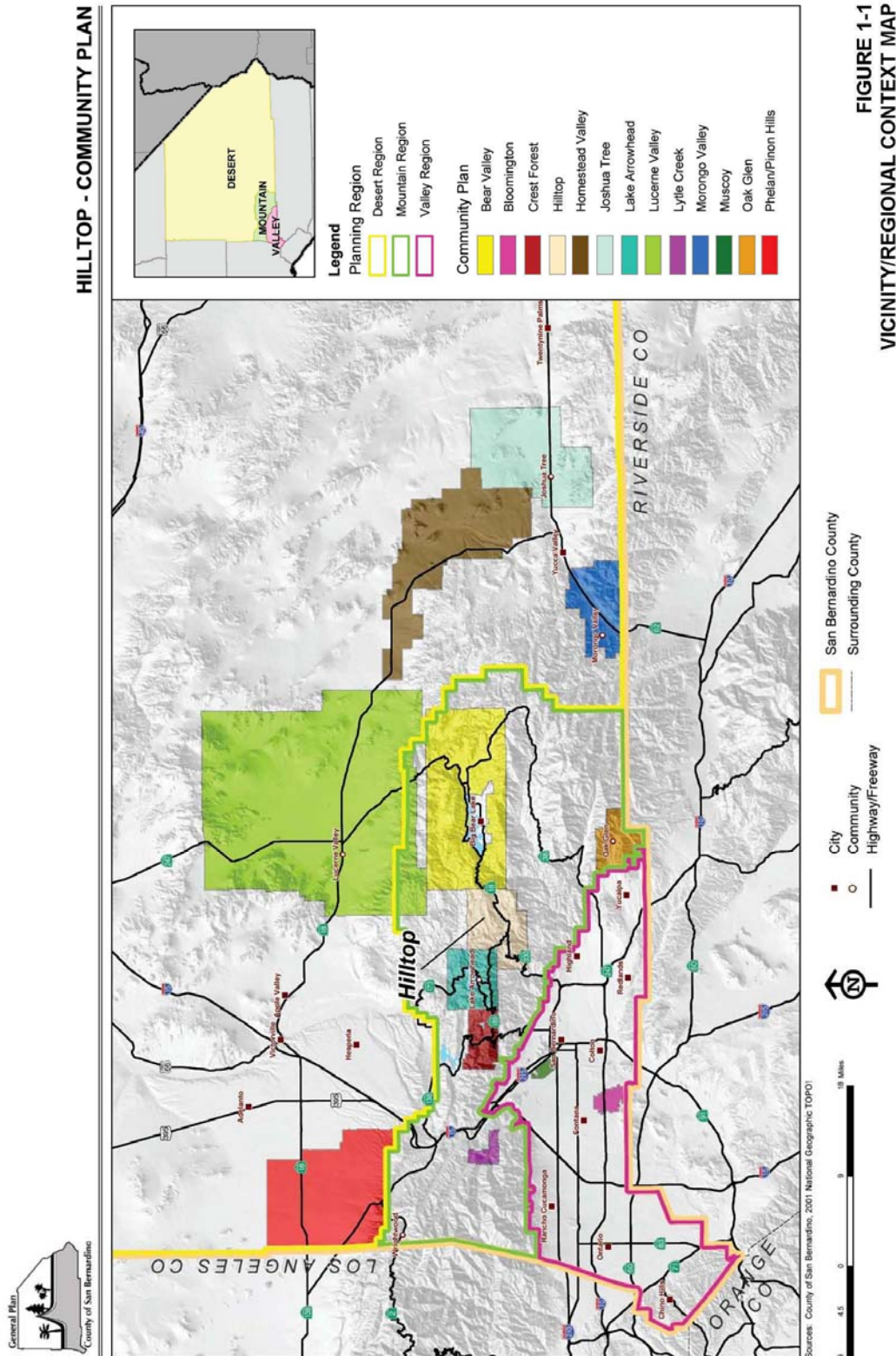
HT1.2 COMMUNITY BACKGROUND

HT1.2.1 LOCATION

The Hilltop Community Plan area is completely within the San Bernardino National Forest, it lies east of Lake Arrowhead, and west of Big Bear Lake. The planning area encompasses approximately 40 square miles, which includes the communities of Running Springs, Arrowbear and Green Valley Lake. (See Figure 1-1, Vicinity/Regional Context Map). Also included are the neighborhoods of Fredalba, Smiley Park Country Club, Nob Hill, Seymour Flats, Crab Tree Flats and the Snow Valley ski area

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HT1.2.2 HISTORY

In the mid 1800s timber became recognized as a valuable natural resource within the area and roads were built to facilitate lumber production. In 1890, C. D. Danaher formed the Highland Lumber Company and a sawmill and logging operation was established near today's Live Oak Drive, just west of the Fredalba area. Excess lumbering to feed the intense demand for timber reflected a general neglect of conservation practices and environmental concerns. Local citizens and community groups quickly recognized the value of the mountains as a watershed to protect and foster growth in the valley. They petitioned the Federal Government for protection of the mountain forests and watersheds. Congress enacted the Forest Reserve Act in 1891 and the San Bernardino Forest Reserve was established in 1893.

In 1915 circulation in the mountains was improved when the "101 Mile Rim of the World" highway was constructed from Lake Arrowhead through Fredalba and Green Valley to Big Bear Lake. By 1917, the County assumed responsibility for improvement and maintenance of City Creek Road, which resulted in increased interest in the Fredalba area by travelers and potential residents. In 1920, Raymond Luring acquired 140 acres adjacent to Fredalba (now Smiley Park Country Club) and began to subdivide the land for development. However, Luring had to halt development because of a water shortage. In 1923, additional lands were acquired and development was initiated in the area that is now known as Running Springs. In 1924, Arrowbear was subdivided into lots, and a dam was built to create Arrowbear Lake. The following year, another lake was created by Ray Luring at the north end of Hunsaker Flats, and the Lake Luring Country Club was established. Around the same time, Green Valley was also subdivided and development initiated. During the Great Depression in the late 1920's, the Running Springs area experienced a decline in business and development.

Between 1946 to 1950, Snow Valley established itself as a major winter recreation attraction when it installed its first rope tows and ski lifts. Recreation opportunities also became more accessible when State Highway 30 (now 330) was constructed as two paved lanes. In 1950, the Luring Pines Mountain Club was constructed with an Olympic size swimming pool and tennis courts. After many years of inactivity, development was renewed in 1954 and stimulated much of what are today's residential land uses in the area.

The original Hilltop Communities Plan was adopted in March, 1985. The plan was intended as a short range plan to implement those portions of the General Plan that directly affected the Hilltop communities. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code, however full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update, recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. The Hilltop Community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

HT1.2.3 DESCRIPTION OF THE STUDY AREA

The Hilltop communities are located approximately 100 miles east of Los Angeles and 18 miles north of San Bernardino. The communities are located in heavily wooded, mountainous terrain consisting of pine forests, gently rolling meadows, steep slopes and numerous ravines with elevations ranging from 6050-7100 feet above sea level.

The natural land features present constraints to development due to geologic and soil conditions. There is a fault line that passes southeast to northwest through the western portion of the plan area, east of Fredalba. This fault is potentially active, but very little after-shock activity is expected because of the area's bedrock composition. There are also several areas known to have geologic hazards, including seismic and landslide potentials.

There are a number of lakes within the plan area including, Green Valley Lake, Arrowbear Lake, and Deep Creek Lake. Deep Creek, also located within the plan area, is a state-designated Wild Trout Stream. The Forest Service considers Deep Creek to be eligible for National Wild and Scenic River status in recognition of its outstanding scenic, recreational, historical/cultural, fish, wildlife, and ecological values. The plan area provides an important habitat for many biotic species, including several rare species such as the Lemon Lily and the Rubber Boa. The Snow Valley Ski area provides recreational opportunities and is located at the eastern edge of the plan area adjacent to Big Bear Valley.

HT1.3 COMMUNITY CHARACTER

HT1.3.1 UNIQUE CHARACTERISTICS

The Hilltop Community Plan area is known as a charming, small-town, mountain community; attractive for its climate, scenic resources and sense of remoteness from urban life. Highways 18 and 330 converge in Running Springs, and it is often a stopping point for travelers on their way to Big Bear.

HT1.3.2 ISSUES AND CONCERNS

Several issues set Hilltop apart from other Mountain communities, suggesting that different strategies for future growth may be appropriate. Among these are the relationship to surrounding communities and community character and commerce.

A. RELATIONSHIP TO SURROUNDING COMMUNITIES

The Hilltop plan area, particularly Running Springs and Arrowbear Lake are highly trafficked areas leading to the Big Bear Valley. Highway 18 is the primary road traveled to the Big Bear Valley area. Hilltop does not have the same growth pressures facing other mountain communities due to the limited supply of private land available for development. However, residents are concerned with the impacts that future growth and development in surrounding areas will have on an infrastructure system they sense is already strained. The Hilltop Community's primary concern is traffic, circulation, and parking, particularly the additional traffic volumes that are experienced during weekends and holidays.

B. COMMUNITY CHARACTER AND COMMERCE

Residents expressed a strong desire for a park or central gathering place to help promote a sense of community. In addition, residents expressed a desire to improve the commercial viability of the area. Their concerns regarding the businesses in their community were related to the existing location, lack of parking, and need to enhance the area's attractiveness. They do not desire an intensification of the type of commercial development allowed, but rather they aspire for a "public-friendly" commercial environment that is attractive to both visitors and residents. It is also important that the pursuit for

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commercial vitality does not disregard the importance of maintaining the community's natural setting, small-town atmosphere, and mountain character.

HT1.3.3 COMMUNITY PRIORITIES

The community's common priorities that have influenced the goals and policies included within this Community Plan are: (a) environment and b) community character

ENVIRONMENT

A key consideration in developing this plan has been acknowledging the potential impacts that future development will have on the area's valued natural resources. The policies and recommendations included in this plan emphasize the protection of these sensitive resources, the integration of natural vegetation and open space, and development that is scaled and designed to enhance the natural surroundings. The public has identified the following environmental issues and concerns to be reflected and addressed in the Community Plan:

- A. A community in a forest – the natural environment prevails
- B. Interface between the national forest and adjacent land uses
- C. Conservation of natural resources and scenic beauty

COMMUNITY CHARACTER

The Hilltop plan area and surrounding mountain areas will continue to experience growth as a variety of factors continue to drive people to migrate from more urban areas to areas attractive for their rural nature. Additionally, the area will continue to attract travelers on their way to Big Bear Valley. As the mountain areas develop, it will be imperative that adequate services and infrastructure are provided, that all improvements reflect the needs of locals as well as visitors, that all development maintains a sense of connection to the natural environment and that the small-town, rural-mountain character of the community is preserved. The public has identified the following community character issues and concerns to be reflected and addressed in the Community Plan:

- A. Acknowledge service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.
- B. Promote economic development that generates sustainable revenues, whose activities benefit the local people as well as visitors, are compatible with the natural environment and surrounding uses, and support conservation
- C. Protect and preserve the rural mountain character of the community by maintaining primarily low-density residential development and compatible commercial development.
- D. Expand recreation opportunities, trails systems and open space areas located on both public and private lands.

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2 LAND USE

HT2.1 INTRODUCTION

The purpose of the land use element is to address those goals and policies that deal with the unique land use issues of the Community Plan area that are not addressed by the overall County General Plan. Land use, and the policies that govern it, contribute fundamentally to the character and form of a community.

With the continuing growth in many of the county's rural areas, the importance of protecting valuable natural resources, habitats, and preserving the rural character of these unique areas has become increasingly important. The purpose of the Land Use Policy Map is to provide for orderly growth that will preserve the mountain character of the community and protect the plan areas open space and natural resources. The Hilltop Land Use Policy Map is provided in Figure 2-1.

The Hilltop Community plan area is contained within the San Bernardino National Forest. The portion of the National Forest within the Hilltop Community plan area comprises 19,711 acres, which equates to approximately 77% of the total land area within the plan area that is not under the jurisdiction of the County of San Bernardino. As shown in Table 1, the most prominent land use designation within the community plan area that is under county jurisdiction is Resource Conservation (RC) at 2,169 acres or 37.6%. The second and third most prominent land use designations within the plan area are Special Development (SD) and Single Residential (RS), which make up approximately 26.8% and 25.8%, respectively of the total land area. The Hilltop Community Plan area also contains Rural Living (RL), Multiple Residential (RM), Office Commercial (CO), Neighborhood Commercial (CN), General Commercial (CG), Service Commercial (CS), Community Industrial (IC), Institutional (IN) and Floodway (FW) land use districts; however these land use districts only make up a small percentage of the total plan area. Most of the commercial land use districts are primarily concentrated in the central portion of the plan area where State Highway 18 and 330 meet. This commercial area is known as downtown Running Springs.

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LAND USE

HILLTOP - COMMUNITY PLAN

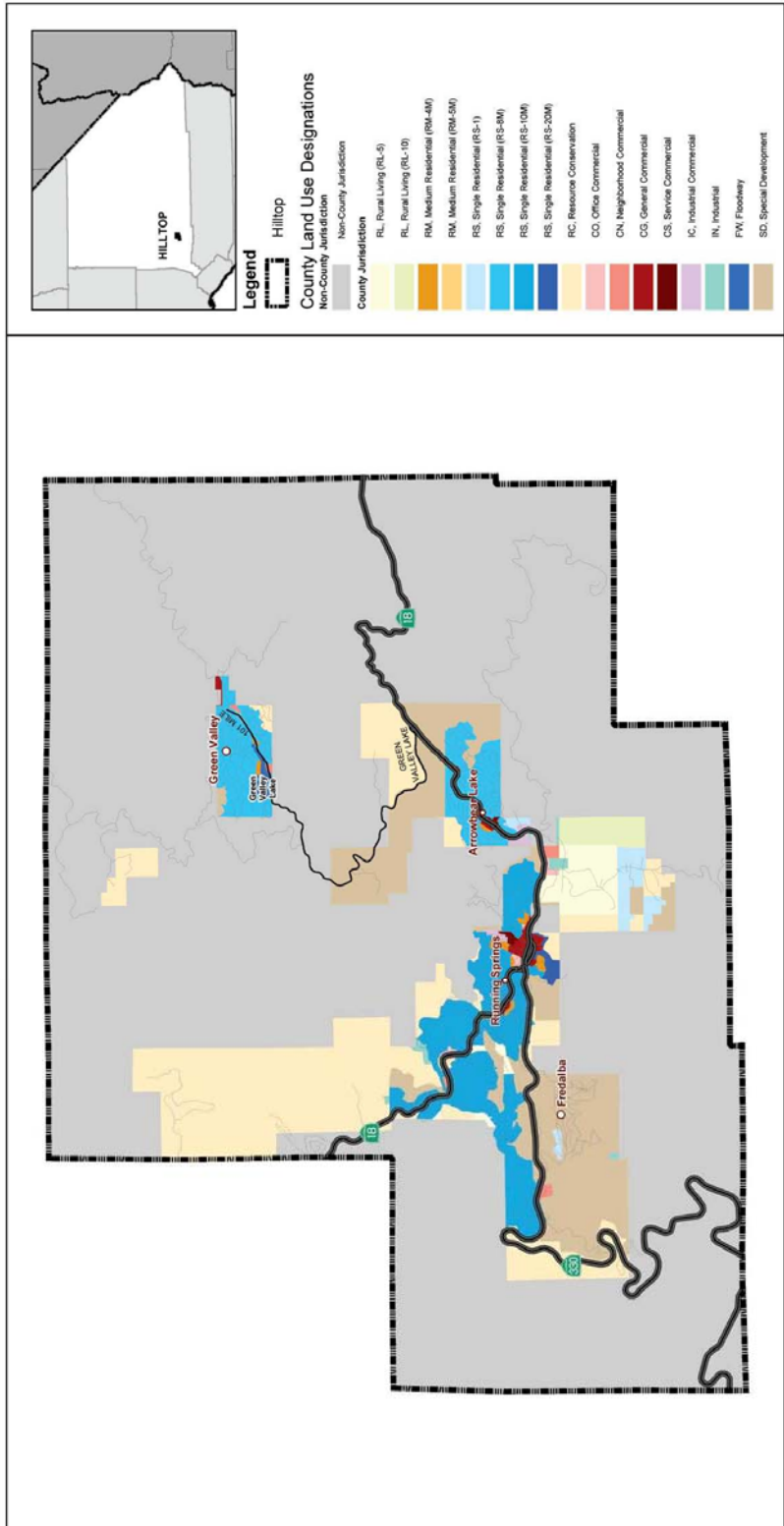


FIGURE 2-1
LAND USE POLICY MAP

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LAND USE



Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) ¹	(%) Of Total Land Area
Resource Conservation (RC)	2,169.02	37.18%
Rural Living- 5 (RL-5)	242.09	4.15%
Rural Living- 10 (RL-10)	119.27	2.04%
Single Residential 8,000 (RS-8M)	519.04	8.90%
Single Residential 10,000 (RS-10M)	839.57	14.39%
Single Residential 20,000 (RS-20M)	24.34	0.42%
Single Residential 1(RS-1)	120.68	2.07%
Special Development (SD)	1,563.86	26.81%
Multiple Residential 4,000 (RM-4M)	29.69	0.51%
Multiple Residential 5,000 (RM-5M)	5.61	0.10%
Office Commercial (CO) [to be redesignated]	23.64	0.41%
Neighborhood Commercial (CN)	24.83	0.43%
General Commercial (CG)	65.27	1.12%
Service Commercial (CS)	7.42	0.13%
Community Industrial (IC)	28.13	0.48%
Institutional (IN)	32.30	0.55%
Floodway (FW)	18.49	0.32%
Total Land Area Within Community Plan Boundary	5,833.25	100%

Source: URS Corporation

A. **Community Character (Land Use Issues/Concerns)**

During public meetings held by the County, many of the County's rural communities expressed concern regarding growth and the impacts of that growth on the character of their communities. The mountain character of the Hilltop Communities is defined in part by the prominence of single residential development on large lots, the placement of homes, varied setbacks and elevations, diverse architecture, natural vegetation, natural topography and open spaces around the homes. The character of the community is further defined by the natural environment, and by the limited commercial and industrial uses.

Input gathered from residents of the Hilltop Communities suggests that the primary land use concerns in the Hilltop Community are that the mountain character of the area and the predominance of low density residential land uses are preserved. However, residents articulated that there is a need to create a definable community "core" that provides a more pedestrian-friendly setting and more opportunity for community interaction. Additionally, residents want to ensure that

¹ Non-jurisdictional lands within the Hilltop Community Plan area were extracted from the areas included within the table.

the rate of development does not exceed the capacity of infrastructure and services to serve development.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Hilltop Communities plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, all development within the Hilltop community plan area, in particular residential development, is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

Table 2: Land Use Policy Map Maximum Potential Build-Out

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density	Maximum Policy Map Build-Out
		D.U. Per Acre	D.U. 's
Resource Conservation (RC)	2,169.02	0.025	54.23
Rural Living- 5 (RL-5)	242.09	0.2	48.42
Rural Living- 10 (RL-10)	119.27	0.1	11.93
Single Residential 8,000 (RS-8M)	519.04	5.45	2,828.77
Single Residential 10,000 (RS-10M)	839.57	4.36	3,660.53
Single Residential 20,000 (RS-20M)	24.34	2.18	53.06
Single Residential 1(RS-1)	120.68	1.0	120.68
Special Development (SD)	1,563.86	2.0	3,127.72
Multiple Residential 4,000 (RM-4M)	29.69	10.9	323.62
Multiple Residential 5,000 (RM-5M)	5.61	8.71	48.86
TOTAL RESIDENTIAL	5,633.17	-	10,277.82
		FAR¹ [to be completed]	SQUARE FEET² [to be completed]
Office Commercial (CO)	23.64		
Neighborhood Commercial (CN)	24.83		
General Commercial (CG)	65.27		
Service Commercial (CS)	7.42		
Community Industrial (IC)	28.13		
Institutional (IN)	32.30		
Floodway	18.49		
TOTAL NON-RESIDENTIAL	200.08		

Source: Stanley R. Hoffman Associates, Inc. and URS Corp.

Notes:

- (1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.
- (2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

LAND USE



Table 3 outlines the projected growth in the Hilltop Community Plan area over the period 2000-2030 and compares that growth to the maximum potential build-out shown in Table 2. The table includes population, households, and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan Alternative A projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. General Plan Alternative A provides current projections of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000-2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity, and the need for additional infrastructure, particularly for roads, water and sewer facilities.

The General Plan Alternative A projection is based on the assumption that the Hilltop Communities plan area will continue to grow. This would provide a population of 7,765 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 26,720 based on the Land Use Policy Map. The number of households is projected to reach 2,960 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 10,277 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach 29 percent of its potential population and household capacity by the year 2030.

Table 3: Population, Households and Employment Projection 2000-2030

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Map Build-Out	Ratio of 2030 Projection to 1989 General Plan Buildout Capacity
Population							
General Plan Alternative A	4,113	5,026	7,765	2.0%	1.5%	26,720	0.29
Households							
General Plan Alternative A	1,520	1,880	2,960	2.1%	1.6%	10,277	0.29
	1991	2002		1991-2002	2002-2030		
Employment							
General Plan Alternative A	576	569	896	-0.1%	1.6%	[to be completed]	[to be completed]

Source: Stanley R. Hoffman Associates, Inc. 2-17-05

Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the EDD (Employment Development Department).

HT2.2 GOALS AND POLICIES

Goal HT/LU 1.	Retain the existing mountain character of the community.
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Policies

- HT/LU 1.1 Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.
- HT/LU 1.2 In recognition of the communities' desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:
- A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the Community Plan shall be reviewed.
 - B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
 - C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.
- HT/LU 1.3 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay District:
- A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the following criteria:
 - i One to four (1-4) dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)
 - ii Two (2) dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)
 - iii One (1) dwelling unit per three (3) gross acres on slopes of greater than thirty percent (30%) gradient
 - B. When twenty-five percent (25%) or more of a subdivision project site involving five (5) or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.

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- HT/LU 1.4 Establish locational criteria for future Multiple Family Residential (RM) district or zone to areas that are:
- A. In close proximity to commercial areas;
 - B. Adjacent to a mountain secondary or greater width roadway;
 - C. Where adequate circulation exists;
 - D. Where services are available or assured;
 - E. Where average slopes are relatively flat,
 - F. Where compliance with fires safety standards can be met.
- HT/LU 1.5 Minimize strip commercial development by encouraging the expansion of commercial uses within existing core commercial nodes located in downtown Running Springs, Arrowbear Lake and Green Valley Lake.
- HT/LU 1.6 All architecture and outside facades of commercial structures shall be in keeping with the mountain character. Natural woods and masonry shall be used as much as practicable, and shall be reviewed for conformance during the Planning Department site approval process.
- HT/LU 1.7 Industrial land uses/zones shall be located in areas where industrial uses will best serve the needs of the community, and will have a minimum adverse effect upon surrounding property with minimal disturbance to the mountain environment and the total community.
- HT/LU 1.8 Limit future industrial and service commercial development to that which is necessary to meet the service, employment, and support needs of the Hilltop community and limited tourism, and does not adversely impact the mountain environment.

Goal HT/LU 2. Enhance development within the existing downtown commercial area of Running Springs.

Policies

- HT/LU 2.1 Support revitalization of the existing downtown commercial area.
- HT/LU 2.2 Encourage joint funding and use of public open space facilities, such as parks and ball fields, between the Rim of the World Unified School District and the Rim of the World Recreation and Park District.
- HT/LU 2.3 The County Land Uses Services Department, in coordination with the community, shall develop site design standards for commercial development within the plan area to ensure that architectural detailing and signage are compatible with the mountain character of the community, to ensure that sites are designed to be more pedestrian-friendly, and to provide adequate parking and buffers between commercial and adjacent residential uses.
- HT/LU 2.4 Pursue cooperative funding sources such as County CDBG funding, Chamber of Commerce, and Board of Realtors, to establish a public rest stop in downtown Running Springs. Research the feasibility of obtaining the parcel located across from the Unocal 76 Gas Station for this purpose.

- HT/LU 2.5 Encourage the provision of additional public parking for use by patrons of the downtown area of Running Springs through public and/or private funding sources, and examine opportunities for shared parking by businesses.

3 CIRCULATION AND INFRASTRUCTURE

HT3.1 INTRODUCTION

The quality of life and the mountain character of the community are dependent on the services that are provided. Residents of Hilltop expect that services such as water and sewer, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the small-town character that is desired. Provisions of services in Hilltop should be commensurate with the mountain lifestyle and low-density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the character of the community.

HT 3.2 CIRCULATION - INTRODUCTION

A. Roadway System

One of the overriding goals expressed by residents of Hilltop is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

The existing street system in Hilltop is characterized by a combination of state highways and local roadways (See Figure 3-1, Circulation Map). SR-18 and SR-330 bear the burden of nearly all local trips as well as the visitor traffic that comes from the valley region.

Hilltop Boulevard/Rim of the World Highway (SR-18) is a two-lane mountain major highway that provides access to the Mountain Region from both the Valley Region to the south and the Desert Region to the north. It provides local access between the Lake Arrowhead and the Big Bear Lake communities.

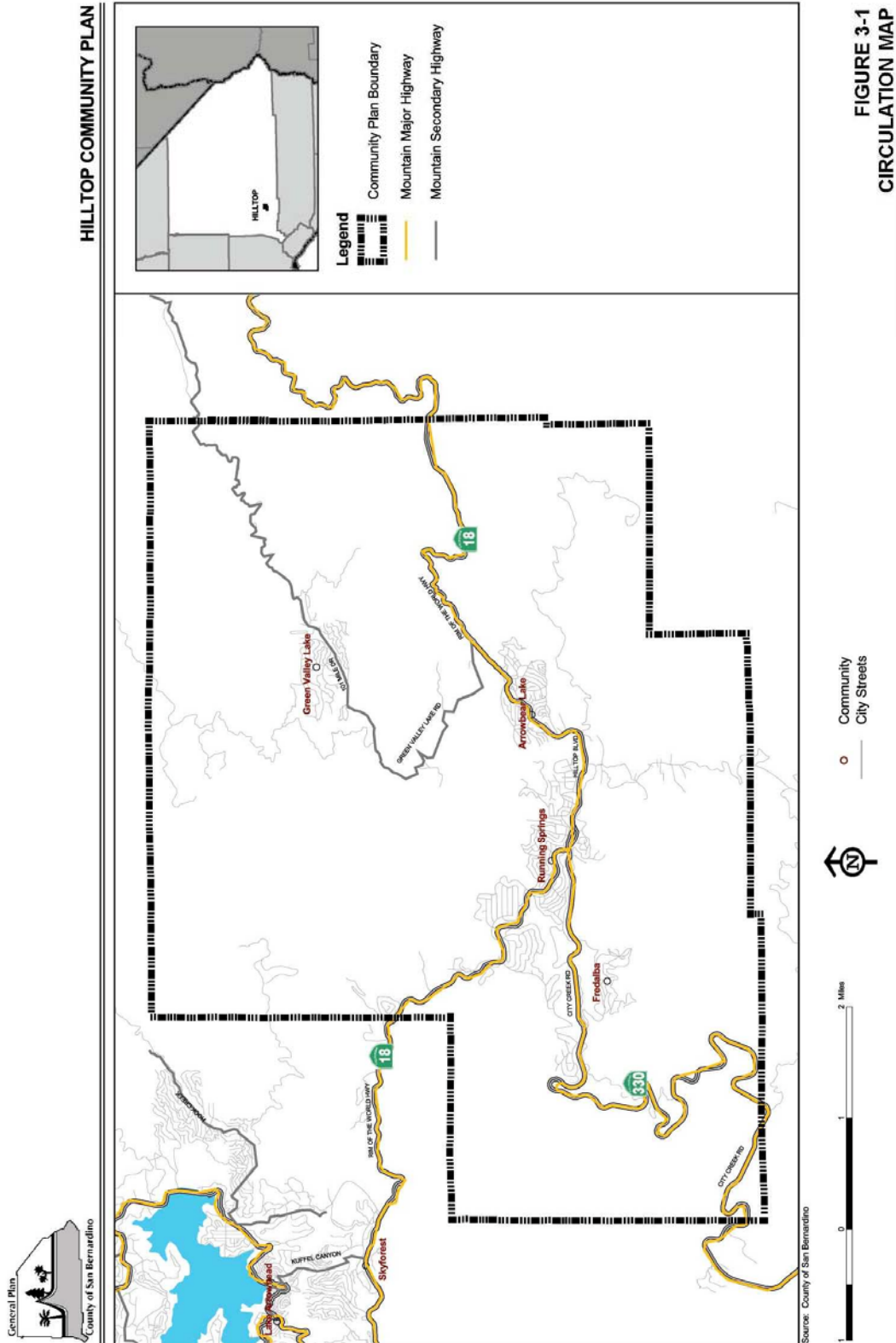
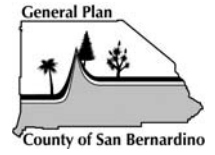
City Creek Road (SR-330) is designated by the County as a mountain major highway. It originates at the southward turn in the SR-30 alignment and is currently a divided four-lane freeway until just north of Highland Avenue. From Highland Avenue, this facility continues north and east as a two-lane rural highway until it terminates at a junction with SR-18 in the community of Running Springs. This roadway provides an alternative access route to the Lake Arrowhead and Big Bear Lake areas from the Inland Empire.

Green Valley Lake Road/101 Mile Drive is a two-lane mountain secondary highway that begins as an intersection at Hilltop Boulevard (SR-18), just northeast of the community of Arrowbear Lake, and extends approximately two miles northwest through San Bernardino National Forest. This roadway eventually turns northeast and continues another two and one-half miles to the community of Green Valley Lake. Within this community, this facility is renamed as 101 Mile Road.

CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



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The entire mountain region relies primarily on SR-18 and SR-330 for access to the mountain from the Valley Region. These two highways not only accommodate traffic from the local population, but also from the visitors who travel to the mountains on weekends and during busy holiday periods. Identifying and implementing future improvements will be a challenge that will have to address: a) a lack of local control over state-highway improvements, b) improvements that may be in conflict with the community's desire to maintain the area's scenic and natural resources and rural mountain character, and c) environmental constraints that will limit the feasibility of certain improvements to the road system.

Table 4: Existing and Future Roadway Operating Conditions

Major Roadways Traffic Count / Volume to Capacity / Level of Service							
Facility	Begin-End	Existing 2004 Operating Condition			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Green Valley Lake Rd/101 Mile Drive	SR-18 - Lakeside Drive	1,000	0.083	A			
	Lakeside Drive - Ridge Way	400	0.033	A			
State Highways							
Rim of the World Hwy (SR-18)	SR-189 - SR-330	7,400	0.643	C			
	SR-330 – Blue Jay Rd	9,500	0.792	D			
City Creek Road (SR-330)	SR-30 – SR-18	11,000	0.948	E			

Source: Myer, Mohaddes Associates, March 2005.

According to Table 4, on a daily basis, most roadways within the plan area are currently operating at acceptable levels of service. Green Valley Lake Road/101 Mile Drive is operating at a level of service A, which is described as a free flow- low volume traffic condition with little or no delays. A portion of Rim of the World Highway (SR-18) between SR-189 and SR-330 is operating at a level of service C, which is described as stable flow traffic conditions with relatively low volumes and acceptable delays experienced throughout the day. However, between SR-330 and Blue Jay Road, Rim of the World Highway (SR-18) is operating at a level of service D, which is described as approaching unstable flow with poor, yet tolerable delays experienced throughout the day. Also, City Creek Road (SR-330) is operating at an unacceptable level of service. This road is operating at a level of service E, which is described as unstable flow with heavy congestion and delays throughout the day.

Future 2030 conditions for the Hilltop Community Plan Area indicate that major County roads and State Highways within the plan area are projected to operate at levels of service **X**. **[2030 projection analysis to be completed once data is received from MMA]**

Since the LOS scores provided in this analysis were based on ADT volumes they represent the “average” LOS at which the facility generally operates throughout the day. When peak-hour volumes are utilized, these scores are expected to worsen, as demonstrated under the Congestion Management Program methodology shown in the following section.

B. Congestion Management Program Facilities

Within San Bernardino County, San Bernardino Associated Governments (SANBAG) is designated as the Congestion Management Agency (CMA). SANBAG monitors regional transportation facilities and catalogs their daily operating levels of service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. There are two roadways designated as CMP facilities within the plan area: Hilltop Boulevard (SR-18) and SR-330. As determined in the 2001 update, the operation levels of services for these facilities are shown in **Table 5**. The Levels of Service (LOS) for the CMP facilities reflect a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Two-Way Volume (ADT)	Level of Service (LOS)
SR-18			
Jct. Rte 189-Blue Jay Rd	2	8,500	E
SR-330			
Jct. Rte 30 – Jct. Rte 18	2	11,000	E

C. Pedestrian circulation, traffic and parking

Many of the roads in the Hilltop area are too narrow or lack enough visibility to safely accommodate non-motorized traffic. During the winter, this problem is compounded by snow. Snow piled along the roadways or in parking lots, reduces traffic capacity, available parking, and non-motorized traffic circulation. Residents and visitors often park on the roads, which hinders snow removal and further congests traffic. While the narrow, winding roads cause traffic problems, they also help maintain the rural mountain character of the community. One of the challenges will be to balance the circulation needs of the community with the residents' desire to protect the mountain character.

The Running Springs downtown area in particular lacks appropriate pedestrian improvements and parking opportunities. Parking areas are limited and are not adequately controlled. This problem is compounded with vehicles being parked on the streets because of inadequate parking facilities. There are no pedestrian pathways to connect businesses within the downtown area. Creating a pedestrian environment requires provisions for walking and bicycle pathways, as well as an inviting streetscape. Creating a pedestrian oriented downtown would provide a focal point for a future system of bike lanes and pedestrian pathways that could extend into the surrounding residential neighborhoods and recreational areas. Rather than introducing curbs, gutters, and sidewalks, the design concept should emphasize use of pervious materials and emulate a rural, historic look.

The commercial areas within Arrowbear Lake and Green Valley Lake also have similar needs for pedestrian improvements and parking opportunities. Although the commercial areas are not as large as downtown Running Springs there is a similar need for adequately controlled parking areas, improved pedestrian and bicycle facilities and improvements to create more attractive streetscapes.

Access to schools is also a concern within the plan area. Hoffman Elementary is the only public school within the plan area, and is accessed by SR-18. The school district is planning a new intermediate school adjacent to Hoffman Elementary. Impacts, such as congestion resulting from school traffic and pedestrian safety, are primary concerns.

D. Scenic Routes

The Hilltop Community Plan area has outstanding mountain scenery. The forest landscape highlights the natural resources within the plan area. Scenic highways play an important role in the preservation and protection of environmental assets. County Scenic Route designation recognizes the value of protecting scenic resources for future generations, and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics, and vegetation removal. SR-18, SR-330 and Green Valley Lake Road/101 Mile Drive are all designated as County Scenic Routes and are subject to the provisions of the Scenic Resources Overlay District. SR-18 and SR-330 are also eligible for designation as scenic routes by the State, but have not been officially designated. The advantages of official designation are a positive image for the communities involved, preservation and protection of environmental assets, and potential increase in tourism.

HT3.3 GOALS AND POLICIES - CIRCULATION

CIRCULATION

Goal HT/CI 1.	Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural mountain character.
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Policies

- | | |
|-----------|--|
| HT/CI 1.1 | The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on Interstate Freeways, State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours. [countywide/regional policy] [This policy will need to be adjusted to reflect any modifications to the County's standard LOS] |
| HT/CI 1.2 | Work with Caltrans to ensure that transportation system improvements are made to SR-330 and SR-18 where transportation facilities are operating at or near full capacity. The County shall work with Caltrans to identify existing and future deficiencies, such as the need for alternate routes, widening existing roads, providing turn lanes, and considering weekend traffic volumes in traffic analysis. |
| HT/CI 1.3 | Minimize the traffic load on SR-18, SR-330, and Green Valley Lake Road by requiring projects to minimize direct access to the main circulation roads, and encourage shared driveways for industrial and commercial uses on adjacent properties to promote use of the main circulation roads as throughways. |
| HT/CI 1.4 | The Public Works Department shall protect rights-of-way for mountain highways shown on the circulation portion of the County General Plan and require dedications as entitlements are given. State Highways 18 and 330 are designated as eighty (80) foot wide Mountain Major Highways and Green Valley Road is designated as a sixty (60) foot wide Mountain Secondary Highway. |

CIRCULATION AND INFRASTRUCTURE

- HT/CI 1.5 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.
- HT/CI 1.6 Provide access control, traffic system management, and other improvements on the roadway system within the plan area in keeping with the scenic sensitivity of the community plan area.
- HT/CI 1.7 Preserve the status of SR-18, SR-330, and Green Valley Lake Road as County scenic routes, and ensure protection of their scenic values through the following methods:
- A. Require compliance with the provisions of the Scenic Resources Overlay District.
 - B. Support the creation of a Hillside Preservation Ordinance that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.
- HT/CI 1.8 Seek State support and assistance for the designation of State Highways 18 and 330 as official State Scenic Highways.
- HT/CI 1.9 Preservation and protection of sensitive habitats shall have priority over road location, relocation, or realignment when other practical alternatives are available.
[COUNTYWIDE/REGIONAL POLICY]
- HT/CI 1.10 The Public Works Department shall require a minimum 26 foot paved way for public roads and 24 foot paved way for private roads and require dedications where applicable as conditions of approval on all discretionary actions.
- HT/CI 1.11 All private roads shall be required to be maintained by a property owners association that has the ability to keep the roadways passable through maintenance, snow removal, and enforcement of no parking within minimum access roadways.

Goal HT/CI 2	Ensure safe and efficient non-motorized traffic circulation within the community.
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Policies

- HT/CI 2.1 Where feasible, establish and coordinate a separate system of bikeway and pedestrian trails connecting residential areas to recreational facilities, the National Forest, and downtown Running Springs. Promote safe and attractive pedestrian and bicycle crossings at logical points on the Circulation Element roads, and where feasible, pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic particularly along SR-18 and SR-330.
- HT/CI 2.2 Where feasible, provide pedestrian improvements in the downtown area to enhance safety, to provide a high quality visitor experience, to enhance the mountain character of the area and reduce the need for vehicular travel.
- HT/CI 2.3 Encourage the addition of bicycle routes whenever existing highways are widened or significant lengths of highways are improved.

CIRCULATION AND INFRASTRUCTURE



- HT/CI 2.4 The Land Use Services Department shall review site plans to determine if residential and commercial uses are designed for pedestrian use. Future developments shall contain an internal system linking residential areas, recreational facilities, the National Forest and downtown Running Springs.

Goal HT/CI 3. Provide adequate parking for both residents and visitors

Policies

- HT/CI 3.1 Pursue opportunities for public parking areas within the downtown commercial district that are compatible with, and complimentary to, the surrounding land uses and are sensitive to the environment and mountain character.
- HT/CI 3.2 To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured, and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road and driveways shall not exceed 14 percent grade.

Goal HT/CI 4. Promote alternative modes of transportation.

Policies

- HT/CI 4.1 The Public Works Department, in coordination with the community shall define the existing and future transportation needs as they may relate to transit for residents, employees and visitors in the mountain region. When transportation needs are defined the Public Works Department shall conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.
- HT/CI 4.2 The Public Works Department shall evaluate additional service needs that could be provided by the Mountain Area Regional Transit Authority (MARTA) through coordination with MARTA, the County and residents of the mountain communities.

HT3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate water supplies and wastewater disposal facilities is a crucial component of supporting population growth. Residents have expressed that protection and preservation of water resources is important not only for the purpose of serving existing and projected peak load domestic needs, but is also important for fire protection purposes and sustaining the area's natural resources and wildlife.

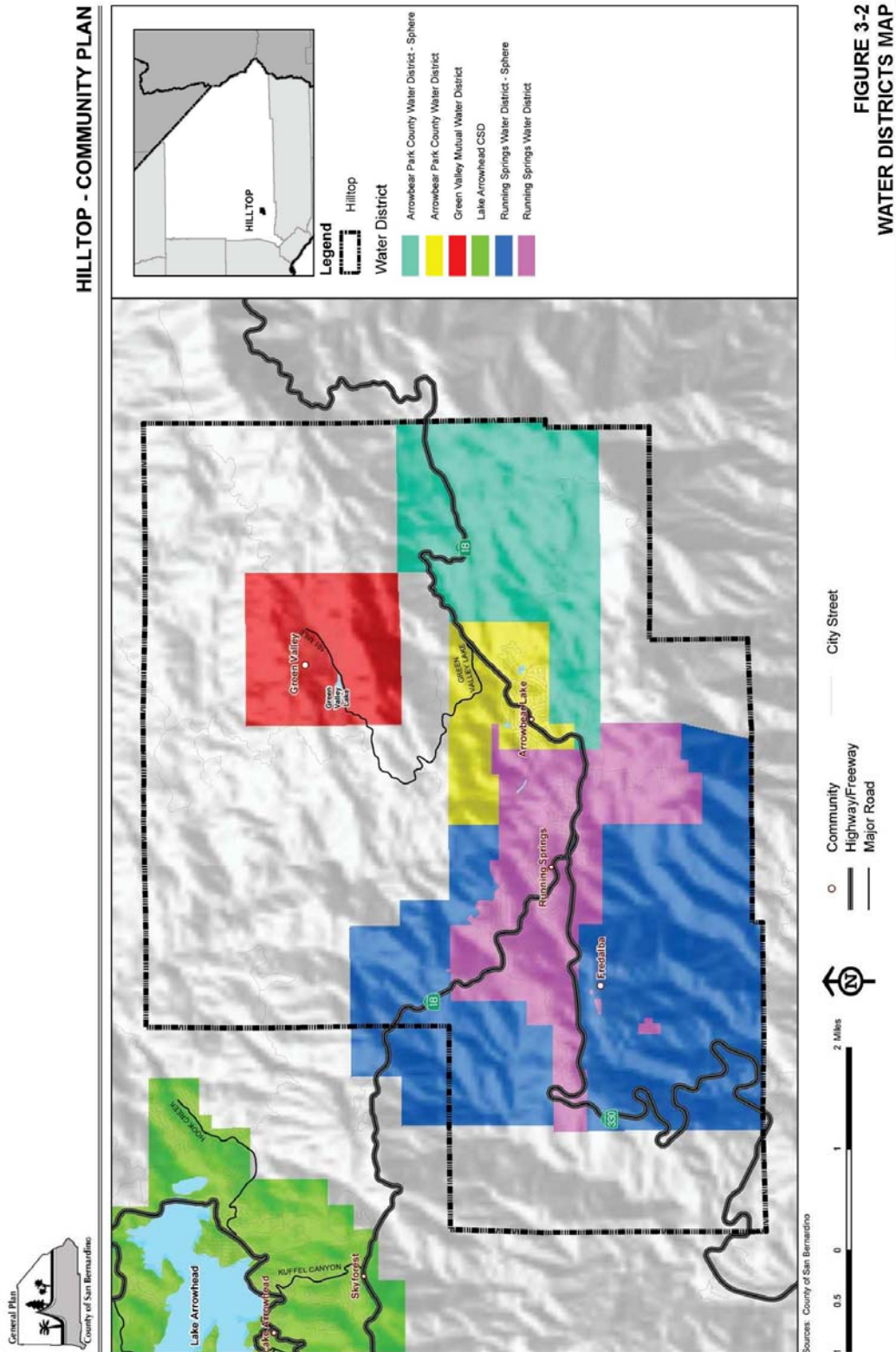
A. Local Water Setting

During meetings held by the County of San Bernardino, residents in Hilltop expressed concerns about the availability of adequate water supplies to support projected population growth, and that water conservation methods should be enacted.

CIRCULATION AND INFRASTRUCTURE

There are three local water suppliers for the Hilltop Community. Arrowbear Park County Water District, Green Valley Mutual Water Company, and Running Springs Water District supply their specific areas as shown in Figure 3-2, Water Districts Map. A total of 4967 service connections are served by these agencies. The water districts are public purveyors with a total of 2882 connections. The water company is a private water purveyor with stakeholders and 2085 connections.

CIRCULATION AND INFRASTRUCTURE



CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



Detailed information regarding future demand, the long-term availability of water, and future projects was not available for the water purveyors within the plan area. However, current infrastructure capacity, based on the estimated available connections reported by each of the water purveyors, is currently at approximately 66 percent of the total available connections for the plan area². This leaves 34 percent available for connections within the plan area.

Each of the purveyors also purchase some of their water from Crestline – Lake Arrowhead Water Agency (CLAWA). CLAWA is a wholesale water purveyor that distributes water from the State Water project and pumps the water from Lake Silverwood through a single pipeline to the Hilltop area. CLAWA's service area includes approximately 50,000 acres from Cedar Pines Park to Green Valley Lake. CLAWA is permitted a maximum of 5800 acre-feet per year from the State Water Project. Reports show that CLAWA used approximately 3,000 acre-feet during what is considered peak year usage during the fires in 2003. With peak year usage at 3000 acre-feet CLAWA utilized 52% of their total water capacity. General supply and policy information for water providers within the plan area is provided in Table 6.

Table 6: Supply and Policy Information of Service Providers

Service Provider	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow service outside of boundaries	Imported Water Source	Imported Water Source Amount *
Crestline – lake Arrowhead Water District (CLAWA)	135	10,000	>3,000 A.F.			
Arrowbear Park Co.	955	582	190 A.F.	No	CLAWA	0
Green Valley Mutual Water Co.	1130	700-3000	80 A.F.	No	CLAWA	3.0 A.F.
Running Springs Water District	2882	4475	696 A.F.	Yes	CLAWA	495 A.F.

* annual estimate

There are other water sources in the plan area, which are only for private use. The two largest of these include Snow Valley Ski Area and Smiley Park Country Club. Snow Valley Ski Area also has four (4) water sources that are used for snowmaking. There is a new, treated, effluent line from the

² Estimated number of connections for all water purveyors was provided by Running Springs Water District

sewage treatment plan that provides a reliable supply of water for snowmaking. The water is not sold outside of the ski area. Smiley Park Country Club has three (3) water sources and all water is used privately.

Residents who live outside of a water district boundary have their own on-site methods such as wells or springs that are recharged annually by winter snows and rains. The yield from these sources will vary depending on the amount of snowmelt and rainfall.

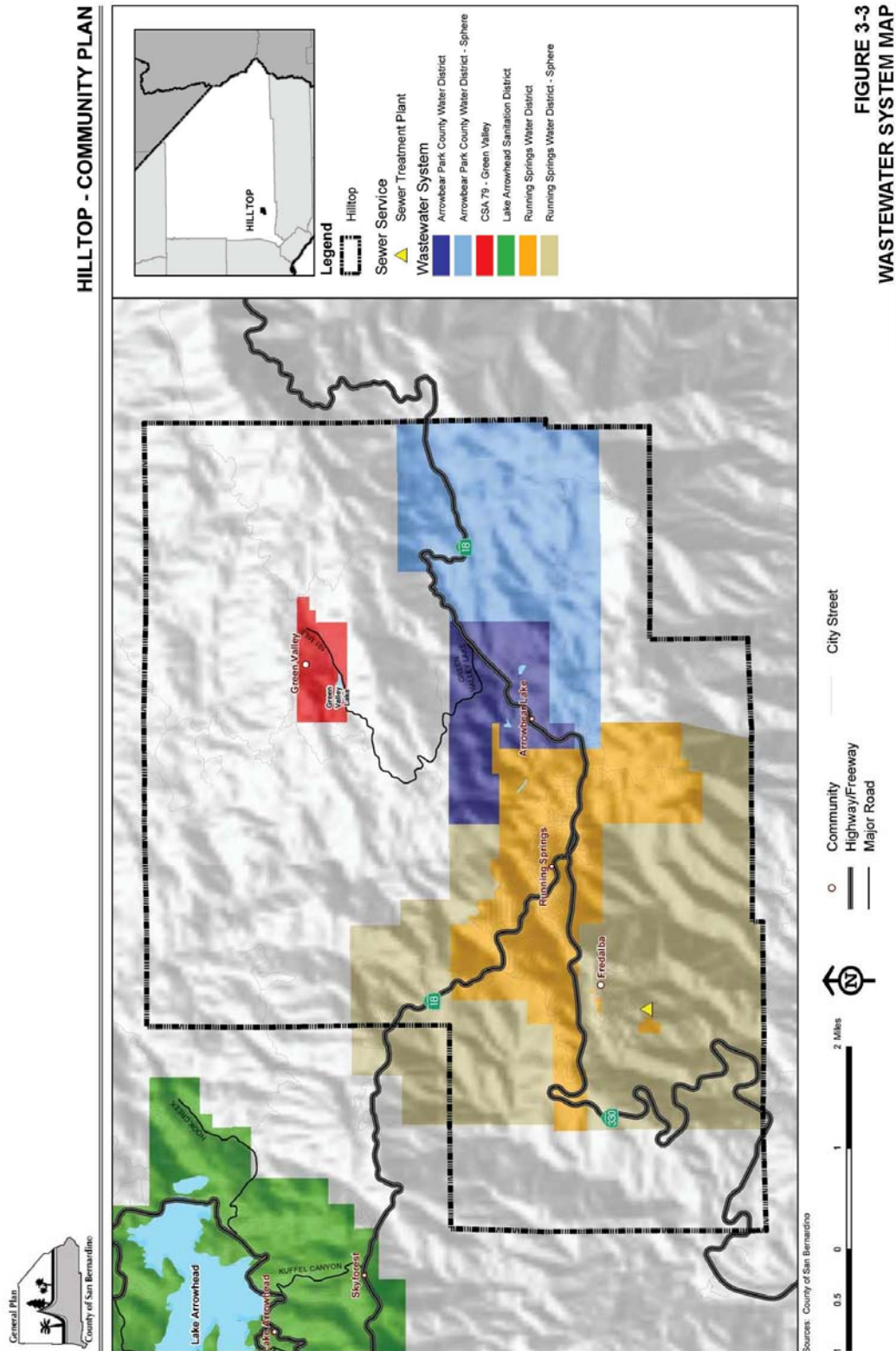
B. Regional Water Setting

The Hilltop Planning area is located in the San Bernardino Mountains where there are no true aquifers, but there are subsurface water sources such as snow pack and rain, which percolate into the crystalline rocks. Groundwater in this planning area is found primarily in the unconsolidated alluvial deposits found in localized canyons and slopes. Wells are usually placed into the crystalline granitic rock in order to draw on long term water supplies. Depending on the size of the localized water purveyor, wells can provide between 80 and 696 acre-feet of water per year. Water quality within the plan area is generally good.

C. Wastewater

Most of the larger neighborhoods within the Hilltop community plan area are serviced by a sewer agency, however the neighborhoods of Fredalba, Smiley Park and Crab Flats are not. There are also other remaining exempt sites that have been developed with septic tanks and leachfield systems. There are three agencies that provide sewer service to the Hilltop area: Running Springs Water District, Arrowbear Water District, and County Service Area 79 (See Figure 3-3, Wastewater System Map). CSA 79 wastewater is collected in a network of sewer laterals, and then transported to sewer mains to two pump lift stations. The waste is then transported through force mains to the Running Springs Wastewater Treatment Plant. This plant receives waste from Running Springs Water District, Arrowbear Water District, and CSA 79. Based on information from Running Springs Water District, the plant has a total capacity of 1.0 million gallons per day and is currently at 52.5% of this design capacity. Based on rough information concerning the number of available connections, approximately 71% of the available sewer connections have been used, with 29% remaining³. Table 7 provides existing and future flow information for the Wastewater Districts.

³ Connection estimates provided by Running Springs Water District



CIRCULATION AND INFRASTRUCTURE

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CIRCULATION AND INFRASTRUCTURE



Table 7: Wastewater Agencies/Districts

Wastewater Treatment Provider	Population Served in area	Existing Flow (mgd)	Existing Design Flow (mgd) ⁽⁴⁾	Future Design Flow (mgd)	Permitted Design Flow (mgd)
Green Valley County Service Area 79 (CSA 79)	Approx. 1,860. ⁽¹⁾ Residents 1,284 Connections		.43 ⁽²⁾	.43	.43
Running Springs Water District	5,000 Residents	.525	.600	1.0	1.0
Arrowbear Park County Water District ⁽³⁾					

Notes:

- (1) According to CSA 79 approximately 95% of the households are occupied year –round.
- (2) This is the design maximum flow for Running Springs WWTP
- (3) Has not responded at this time
- (4) There is an existing design flow capacity of .75 (mgd) to be shared by all three districts.

HT3.4 GOALS AND POLICIES - INFRASTRUCTURE

Goal HT/CI 5.	Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Hilltop Community Plan area.
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Policies

- HT/CI 5.1 Ensure that adequate water supplies and facilities are available or assured prior to approval of new developments. **[added from mountain region policies 1989 in response to Randy's comments on 3-10-05]**
- A. “Assured” water supplies shall mean an adopted plan containing an implementation program and schedule including:
 - i. A time-table for the availability and quantity of service,
 - ii. a financing mechanism, and technical means of delivering adequate quality of domestic water to a water purveyor, or a substantial net assured water supply benefit, which provides one and one-half the projects’ forecasted net water consumption of supplemental water to a water purveyor; and
 - iii. a letter from the Public Water Supply Branch, State Health Department, stating they have reviewed said plan or supplemental water sources and concur that additional supplies of adequate quality and quantity of water are available to meet Health and Safety Code requirements.
 - B. Examples of a net beneficial supplemental water supply may include, but are not limited to, a new well of potable quality developed in an undeveloped or underdeveloped groundwater sub-basin, installation or improvement of needed water infrastructure facilities such as storage or reduction of unaccounted for water losses, construct groundwater recharge facilities, and/or acquire shares from a public water purveyor and deliver to private water purveyor.

CIRCULATION AND INFRASTRUCTURE

- HT/CI 5.2 Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.
- HT/CI 5.3 Support conjunctive use (operating water resources under a common management) of the area's water supplies.
- HT/CI 5.4 Support programs to use reclaimed water from mountain sewage systems to augment local water supplies when such reclamation is consistent with public health and environmental standards.

Goal HT/CI 6. Encourage and promote water conservation.

Policies

- HT/CI 6.1 Support conservation and efficient water use in an effort to minimize the need for new water sources.
- HT/CI 6.2 The County, in coordination with local water providers, shall provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.
- HT/CI 6.3 Promote the use of native low water use vegetation (especially drought tolerant plants) in landscaping and discourage inappropriate use of vegetation unsuited to the mountain climate.
- HT/CI 6.4 Minimize the use of turf grass.
- HT/CI 6.5 Promote use of water efficient irrigation practices for all landscaped areas.

Goal HT/CI 7. Maintain and enhance the quality of lakes, streams and underground water supplies.

Policies

- HT/CI 7.1 Require the hookup to sewers, for any development within a Sanitation District and currently adjacent to existing lines, through notification by the district and referrals, when development is proposed.
- HT/CI 7.2 Minimize the runoff of surface water and establish controls for soil erosion and sedimentation through the following policies: **COUNTYWIDE/REGIONAL POLICY**
- A. Through the development review process, require replanting of ground cover in denuded areas with revegetation, either indigenous to the area or compatible with the climate and soil characteristics of the Hilltop communities.
 - B. When development occurs, provide for the retention of natural drainage channels and capacity of the site where feasible.
 - C. When feasible, require developers, through the development review process, to maintain existing percolation and surface water runoff rate by discouraging the paving of large surface areas.

4 HOUSING

[See the Housing Element of the General Plan]

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5 NOISE

[See the Noise Element of the General Plan]

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6 OPEN SPACE

HT6.1 INTRODUCTION

The natural setting, which includes open space, recreational areas, and natural resources, is the contributing factor to the mountain character of the Hilltop Community plan area. The area's natural features including lakes, streams, vegetation, wildlife, topography and rock formations are regional assets that are highly valued by residents of the area and by visitors. Much of the local economy is based on the attraction of these natural resources. Preservation of the area's natural resources and enhancement of the area's recreational resources are important issues articulated by residents of the Hilltop community, and will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

The Hilltop Communities are completely surrounded by the San Bernardino National Forest. Approximately 77 percent of the land within the Hilltop Communities Plan boundary is National Forest. The Hilltop Communities Plan area contains the Snow Valley Ski area, a number of campgrounds, organization camps, and hiking trails, all of which draw tourism to the area in the winter and summer months. Residents are highly protective of their forest environment, and are concerned with management of forest service lands in and around their communities. Residents are most concerned with preserving the current National Forest boundary, and would only consider changes where additional lands could be acquired by USFS for open space preservation

Even with the 19,711 acres of national forest lands within the Hilltop Communities Plan area, residents have expressed a need for additional neighborhood parks with active recreation facilities for youth. As the permanent population continues to increase, there will be a greater demand for recreation opportunities and services. Residents are particularly concerned that there are currently not enough recreational facilities to support the needs of youth within their communities. Additionally, residents have expressed the desire for a central park that would serve the entire community.

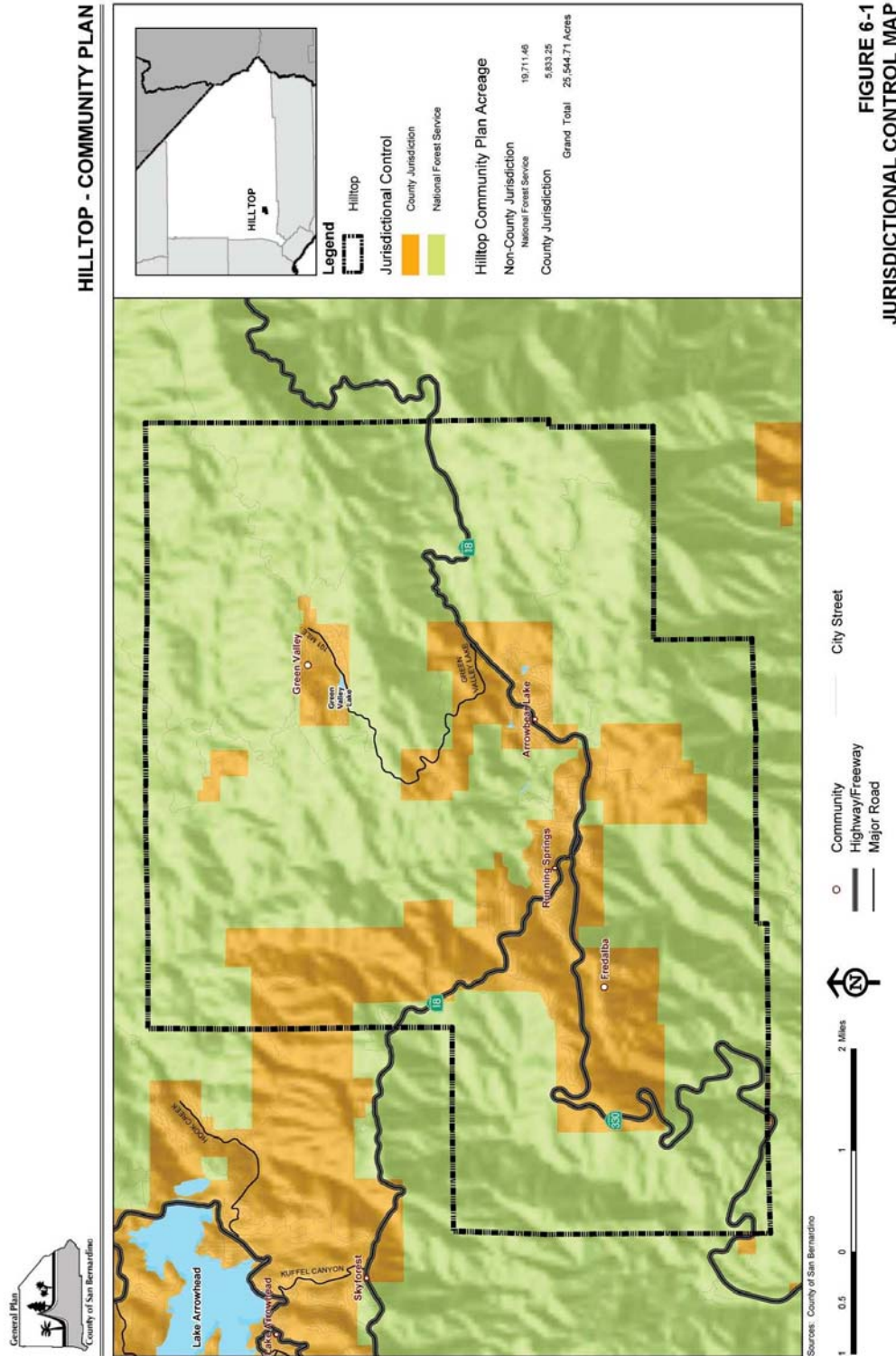
The responsibility of open space preservation and management of recreation areas within the plan area is unique in that it requires coordination and cooperation between the County, the United States Forest Service, and the community. (See Figure 6-1, Jurisdictional Control Map).

B. Trails

The Hilltop Community Plan Area contains several trails and forest roads that are utilized as recreational facilities, and help with forest maintenance and fire safety by providing access to less developed backcountry regions. The United States Forest Service (USFS), through its Regional Forester office located in San Bernardino, is responsible for maintaining these facilities. Figure 6-2 shows the location of the trails within the Hilltop Community plan area.

Residents have expressed a desire for a non-motorized multi-use trail system within their community which would connect recreational areas, the forest, residential areas, and the downtown commercial area.

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HILL TOP COMMUNITY PLAN

General Plan
County of San Bernardino

Legend

- Community Plan Boundary
- County Trail
- Forest Service Trail
- Proposed SANBAG Bike Trail

Map Features:

- Major Road: Highway 18, Highway 330
- City Street: Hill Top Blvd, Arrowhead Blvd, Running Springs Rd, Fredilba Rd, City Center Rd
- Community: Hill Top, Arrowhead, Running Springs, Fredilba
- Geographical Features: Green Valley Lake, Arrowhead Lake, Running Springs, Fredilba, Hill Top Canyon, Skyforest

Scale: 0 to 2 Miles

North Arrow: N

Source: County of San Bernardino Department of Regional Parks, United States Forest Services, San Bernardino Associated Governments SANBAG

FIGURE 6-2
TRAIL SYSTEM

FIGURE 6-2
TRAILS MAP

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HT6.2 GOALS AND POLICIES

Goal HT/OS 1.	Ensure the preservation and proper management of National Forest lands within the Hilltop Community plan area.
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Policies

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|-----------|--|
| HT/OS 1.1 | Encourage the exchange of properties between the United States Forest Service and private property owners to create better Forest Service boundary management. |
| HT/OS 1.2 | Work with USFS to designate more areas for recreational activities, such as snow play areas, Recreational Vehicle (RV) parks, and campgrounds, etc. |
| HT/OS 1.3 | Work with USFS to designate areas for Off Highway Vehicle use, and establish programs for Off Highway Vehicle use education. |
| HT/OS 1.4 | The County shall work with USFS to explore land exchange opportunities that would provide additional areas for open space and recreational opportunities. |

Goal HT/OS 2.	Develop parks, recreation facilities and a trail system to meet the recreational needs of the community
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Policies

- | | |
|-----------|---|
| HT/OS 2.1 | Establish a plan for the development of a pedestrian/equestrian/bicycle trail system within the plan area. The plan shall incorporate the following recommendations:
A. Where feasible pursue opportunities to separate pedestrian/bicycle/equestrian traffic from motorized vehicle traffic.
B. Provide trail heads that link regional trails, the forest and forest service trails, recreational areas, residential areas, neighborhood trail systems and commercial nodes. |
| HT/OS 2.2 | If an approved trails plan is developed require dedication of trail easements as a condition of approval for all development projects consisting of 5 or more residential lots. The trail easement shall allow unobstructed trail access and provide connections to off site trails. |
| HT/OS 2.3 | The County, in coordination with the community, shall establish priorities and identify opportunities for park development and establish a park and recreation plan for the Hilltop Community. |
| HT/OS 2.4 | Encourage the development of recreational facilities within community parks, such as swimming pools, athletic facilities, and community centers. |
| HT/OS 2.5 | The County shall research the opportunity to acquire land within the downtown Running Springs area to dedicate as a central community park. |

- HT/OS 2.6 The Land Use Services Department shall allow the recreational vehicle park and snow play area known as “Canyon Park”, located near the southwest corner of State Highway 18 and School House Road, to continue to operate and request expansions as needed, subject to applicable provisions of the Development Code.

7 CONSERVATION

HT7.1 INTRODUCTION

Preservation and protection of the Community Plan area's natural resources is extremely important to the residents of Hilltop. These resources contribute to the character, the appeal, and subsequently to the economic viability of the area. If the natural resources are not effectively protected and managed, they will be permanently lost.

A. Natural Resources

The natural resources, such as the vegetation, wildlife, rock formations, streambeds, etc contribute to the beauty and character of the area. Residents are concerned that unmanaged growth threatens the viability of these natural resources.

The plan area is covered with a diverse biotic community of trees and other vegetation, fish birds, reptiles, mammals and other natural resources such as streams and lakes. The plan area includes the following general habitat types and respective sensitive species are associated with these habitats (For a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan):

- A. Chaparral
- B. Sage Scrub
- C. Oak Woodlands
- D. Conifer Forest

B. Deep Creek

Deep Creek is a state designated Wild Trout stream. The Forest Service considers Deep Creek to be eligible for National Wild & Scenic River status in recognition of its outstanding scenic, recreational, historical/cultural, fish, wildlife, and ecological values. Most of the stream is located within the National Forest however a portion of the stream does run through private lands near the Arrowbear area. Residents expressed concerns with protection of Deep Creek as an important natural resource.

HT7.2 GOALS AND POLICIES

Goal HT/CO 1. Preserve the unique environmental features of Hilltop including native wildlife, vegetation, and scenic vistas.

Policies

HT/CO 1.1 Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Unit and Planned Residential Development Concepts.

- HT/CO 1.2 Support continued conservation efforts to ensure protection of Deep Creek.
- HT/CO 1.3 Continue to identify and protect unique habitats supporting rare and endangered species by applying the Biotic Resources Overlay District. **[countywide/regional policy]**

Goal HT/CO 2. Maintain the health and vigor of the forest environment.

Policies

- HT/CO 2.1 The County shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.
- HT/CO 2.2 Encourage the retention of healthy vigorous and native specimen trees by allowing reductions in required parking to be proposed.

8 SAFETY

HT8.1 INTRODUCTION

Fire protection and emergency services are among the most crucial of community needs. The quality of life is dependent on the adequacy of these services. The mountain region as a whole exhibits a combination of several factors that expose development and natural resources to potential disaster from wildland fires and subsequent flooding and erosion. The factors include topography, climate, vegetation, pathogen infestation, and human use and occupancy.

A. Fire Services

Fire protection services are mainly provided by four fire districts within the Hilltop communities (See Figure 8-1, Fire Districts Map). These districts are County Service Area 79 (Green Valley Lake) (GVY), Running Springs Water District (RSP), Arrowbear Park County Water District (ABL) and Community Service Area 38 (CSA). The San Bernardino County Fire Department (SBCFD) provides administration and support for these fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. In the mountains, the San Bernardino County Fire Department (SBCFD) provides services through the Mountain Division of their department⁴.

Other agencies providing fire protection services and or fire related information for the Hilltop communities include the California Department of Forestry and Fire Protection (CDF) and the Mountain Area Safety Taskforce (MAST)⁵

Table 8 lists the fire stations and details regarding the services that each of the station provides. (See Figure 8-2, Fire Stations Map).

⁴ More details on the Mountain Division of the SBCFD can be found in the Safety Background Report of the General Plan.

⁵ More details on CDF and MAST can be found in the Safety Background Report of the General Plan.

Table 8: Fire Stations

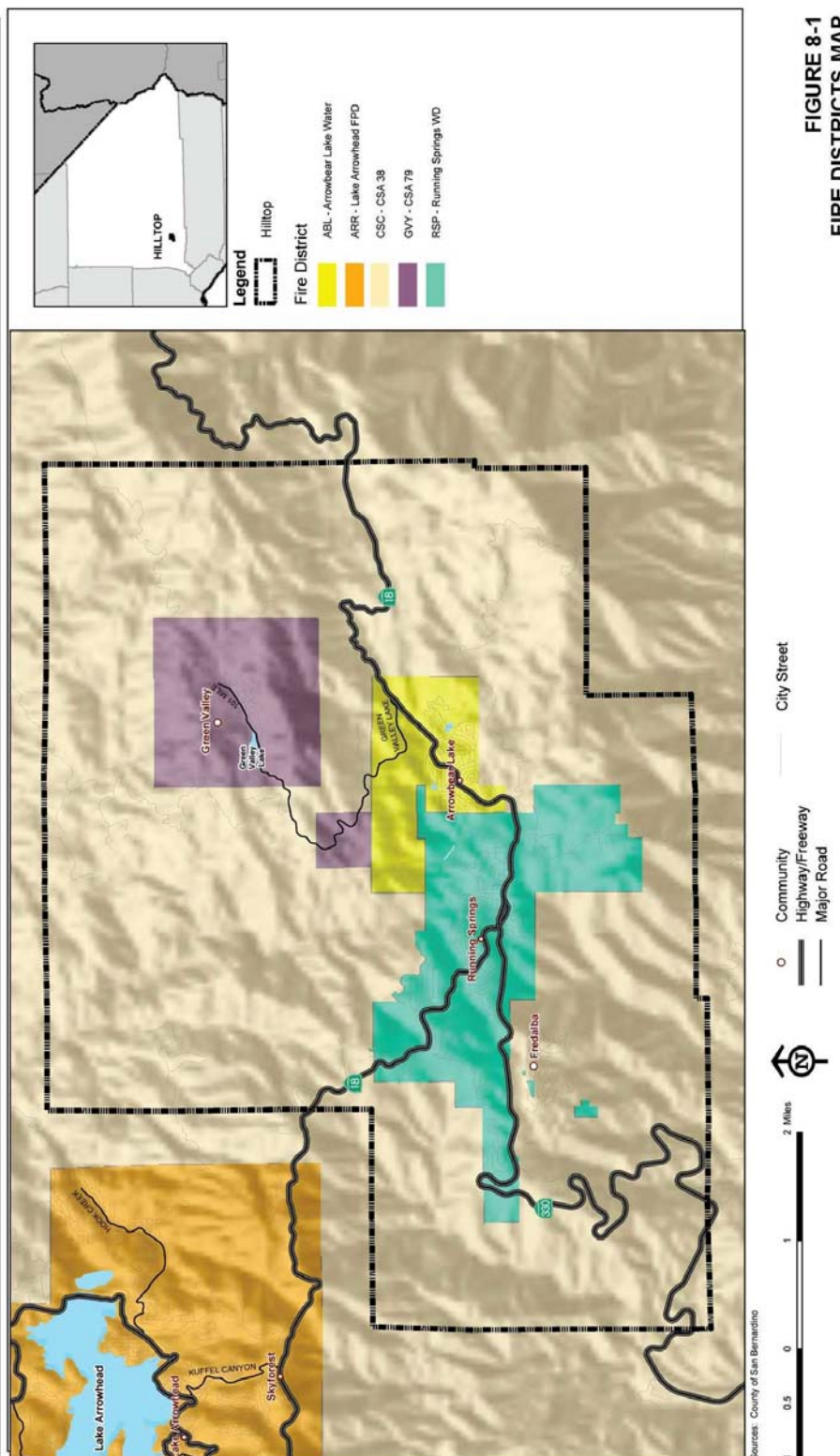
Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Green Valley Lake Station 129	County Service Area 79 (Green Valley Lake)	Green Valley Lake	Snowcat, Water Tender (WT), Pumper, RQ Squad	14 Paid Call Firefighters (PCF)	14 Paid Call Firefighters (PCF)	Running Springs Fire	Mountain Community Hospital (MTCH)
Running Springs Station #50	Running Springs Water District	Running Springs, Lakeview Point, Heaps Peak, Hwy 330	Engine 50, SQS1R, Medic Ambulance (MA) 50, Medic Ambulance (MA) 51A	1 capt/pm, 1 firefighter/pm, 1 Paid Call Firefighter (PCF)/EMT	All Paid Call Firefighter (PCF) staff (24)	one hard cover, 1 Paid Call Firefighter (PCF)	Mountain Community Hospital (MTCH)
Running Springs Station #51	Running Springs Water District	Running Springs, Lakeview Point, Heaps Peak, Hwy 330	Medic Ambulance (MA) 51, TS1, Engine 51, Snow Cat (SC) 51	1 BC/pm	All Paid Call Firefighter (PCF) staff (24)	PCF coverage	Mountain Community Hospital (MTCH)
Deer Lick USFS Station	Arrowbear Park County Water District	Per USFS this station is closed			up to 10 staff available		

SAFETY



Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Arrowbear Lake Station #271	Arrowbear Park County Water District	Arrowbear Lake, CSA 38 to Lake View Point on Hwy 18, Green Valley Lake	Engine 271 Type I, Engine 271A Type II, Brush (BR) 271 Type III, Squad 271 4x4, Snow Cat (SC) 271, c2700 central command vehicle	1 Chief, 2 capt, 2 engineers, 10 firefighters (all volunteers)	Basic Life Support (BLS) non transport agency	Running Springs Fire	Mountain Community Hospital (MTCH) or St. Bernadine's in San Bernardino

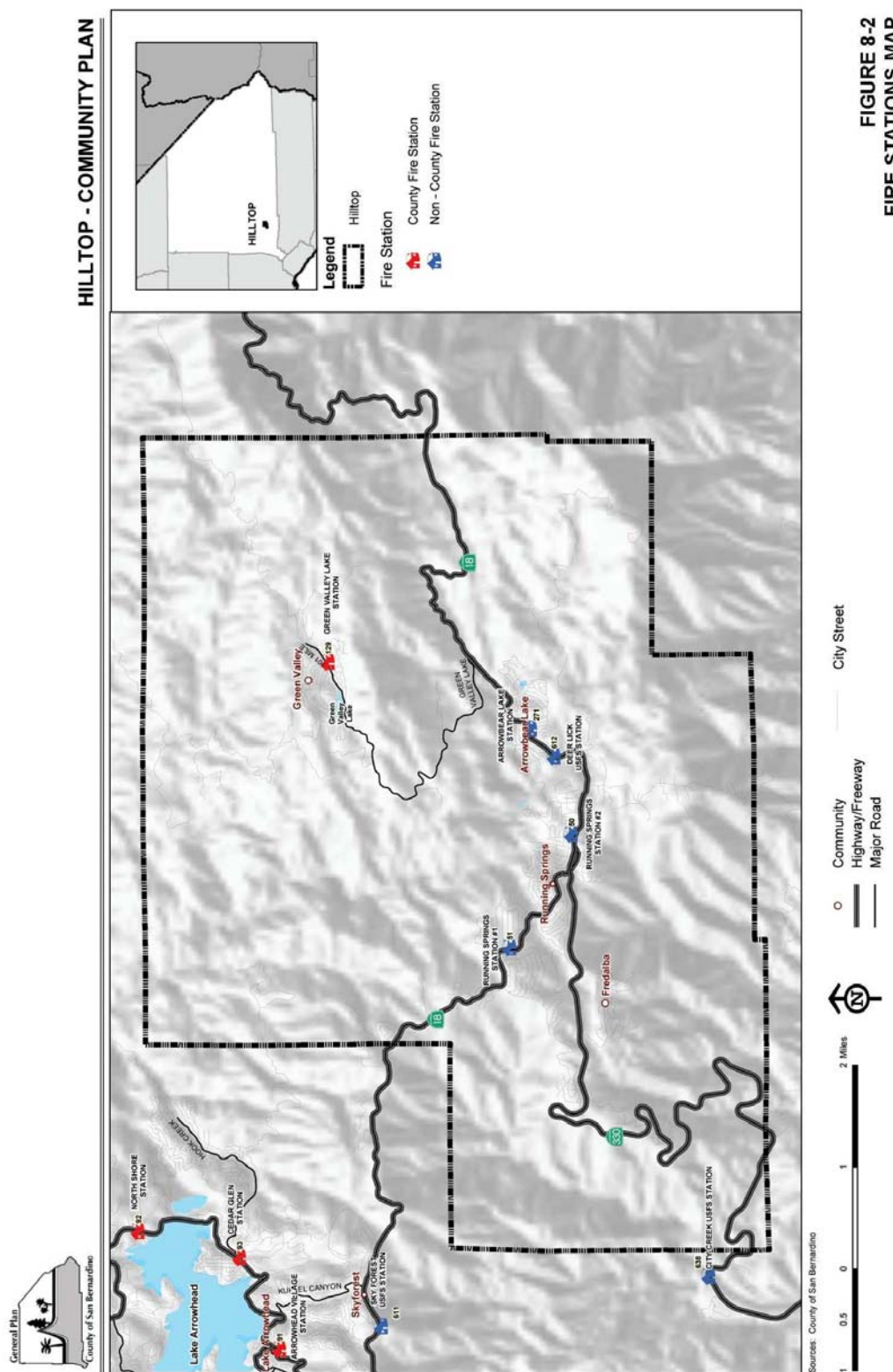
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**FIGURE 8-1
FIRE DISTRICTS MAP**

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**FIGURE 8-2
FIRE STATIONS MAP**



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[insert discussion of the preparation of Community Wildfire Protection Plans (CWPP) in fire prone communities. This effort is being undertaken by the local Fire Safe Councils and Fire Agencies – additional information to be provided by County Staff.]

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR-330, SR-18, Green Valley Lake Road, and Live Oak Drive are designated as evacuation routes. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster, and will be handled in accordance with the evacuation procedures contained within the County's Emergency Management Plan.

HT8.2 GOALS AND POLICIES

Goal HT/S 1.	Provide adequate fire safety measures to protect residents of the plan area.
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Policies

- | | |
|----------|--|
| HT/S 1.1 | Ensure that all new development complies with applicable provisions of the Fire Safety Overlay District. COUNTYWIDE/REGIONAL POLICY |
| HT/S 1.2 | The County Fire Department shall work with the appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth. |
| HT/S 1.3 | The County Land Use Services Department shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest. |

Goal HT/S 2.	Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.
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Policies

- | | |
|----------|--|
| HT/S 2.1 | The County Fire Department shall work with Caltrans and the County to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the mountain communities. |
| HT/S 2.2 | Work with the various fire agencies, the Fire Safe Councils, Caltrans, and the community to ensure the development of an effective firebreak system. |
| HT/S 2.3 | The County Fire Department shall work with the Rim of the World School District to designate Hoffman Elementary School as an evacuation center/community safe area. |

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9 ECONOMIC DEVELOPMENT

HT9.1 INTRODUCTION

As repeated throughout the various elements included within this community plan, one of the most important goals expressed by residents in Hilltop is to protect the mountain character of the community. It will be important to ensure that future development protects and enhances the natural resources, scenic beauty, and small town character in order to continue to appeal to both residents and visitors.

The local economy is driven by recreation and tourism. The Snow Valley Ski area within the Hilltop Communities Plan area, offers opportunities for skiing and snow boarding. The local lakes provide opportunities for fishing, and the National Forest provides additional opportunities for outdoor recreation such as hiking and camping. Downtown Running Springs is the primary commercial area within the community plan area and provides a mixture of retail establishments, restaurants, offices and service uses.

In input gathered from residents of the Hilltop Communities there was a strong desire to see the downtown commercial area revitalized and there was support for promoting Hilltop as a destination location. However, residents also expressed concern regarding the impacts that an increase in tourism could have on their community, particularly in regard to traffic congestion and parking.

HT9.2 GOALS AND POLICIES

Goal HT/ED 1. Promote economic development that is compatible with the mountain character of the Hilltop Communities.
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Policies

- HT/ED 1.1 Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest, including skiing, biking, fishing, and snow shoeing.
- HT/ED 1.2 Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development, and enhances the rural alpine character.
- HT/ED 1.3 Support specific planning for downtown Running Springs with an emphasis on improving parking and circulation, enhancing the pedestrian experience and improving the design of buildings and sites to be compatible with the mountain character.
- HT/ED 1.4 Work with County Economic and Community Development to pursue appropriate grant funding to assist in economic development activities.

10 UNIQUE DEVELOPMENT STANDARDS

HT8.1 REFERENCE

[This will serve as a place to *cross-reference* those unique development standards incorporated into the Development Code that are unique to the individual Community Plan area]

UNIQUE DEVELOPMENT STANDARDS

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IMPLEMENTATION SCHEDULE

*The implementation status of some policies is unknown as they are contingent upon funding, as approved on an annual basis by the Board of Supervisors.

<u>POLICY</u>		<u>RESPONSIBLE AGENCY/ DEPARTMENT</u>	<u>STATUS</u>
Land Use			
HT/LU 1.1	Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.	Land Use Services Department	Ongoing
HT/LU 1.2	<p>In recognition of the communities' desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:</p> <p>A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the Community Plan shall be reviewed.</p> <p>B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.</p> <p>C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.</p>	Land Use Services Department	Ongoing
HT/LU 1.3	<p>Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay District:</p> <p>A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the</p>	Land Use Services Department	Ongoing

	<p>following criteria:</p> <ul style="list-style-type: none"> iv One to four (1-4) dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%) v Two (2) dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%) vi One (1) dwelling unit per three (3) gross acres on slopes of greater than thirty percent (30%) gradient <p>B. When twenty-five percent (25%) or more of a subdivision project site involving five (5) or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.</p>		
HT/LU 1.4	<p>Establish locational criteria for future Multiple Family Residential (RM) district or zone to areas that are:</p> <ul style="list-style-type: none"> A. In close proximity to commercial areas; B. Adjacent to a mountain secondary or greater width roadway; C. Where adequate circulation exists; D. Where services are available or assured; E. Where average slopes are relatively flat, F. Where compliance with fires safety standards can be met. 	Land Use Services Department	Ongoing
HT/LU 1.5	Minimize strip commercial development by encouraging the expansion of commercial uses within existing core commercial nodes located in downtown Running Springs, Arrowbear Lake, and Green Valley Lake.	Land Use Services Department	Ongoing
HT/LU 1.6	All architecture and outside facades of commercial structures shall be in keeping with the mountain character. Natural woods and masonry shall be used as much as practicable and shall be reviewed for conformance during the Planning Department site approval process.	Land Use Services Department	Ongoing
HT/LU 1.7	Industrial land uses/zones shall be located in areas where industrial uses will best serve the needs of the community and will have a minimum adverse effect upon surrounding property with minimal disturbance to the mountain environment and the total community.	Land Use Services Department	Ongoing
HT/LU 1.8	Limit future industrial and service commercial development to that which is necessary to meet the service, employment and support needs of the Hilltop communities and does not adversely impact the mountain	Land Use Services Department	Ongoing

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	environment.		
HT/LU 2.1	Support revitalization of the existing downtown commercial area.	Land Use Services Department	Ongoing
HT/LU 2.2	Encourage joint funding and use of public open space facilities such as parks and ball fields between the Rim of the World Unified School District and the Rim of the World Recreation and Park District.	Land Use Services Department	Ongoing
HT/LU 2.3	The County Land Uses Services Department in coordination with the community, shall develop site design standards for commercial development within the plan area to ensure that architectural detailing and signage are compatible with the mountain character of the community, to ensure that sites are designed to be more pedestrian-friendly and provide adequate parking and buffers between commercial and adjacent residential uses.	Land Use Services Department	To be determined
HT/LU 2.4	Pursue cooperative funding sources such County CDBG funding, Chamber of Commerce, Board of Realtors, etc to establish a public rest stop in downtown Running Springs. Research the feasibility of obtaining the parcel located across from the Unocal 76 Gas Station for this purpose.	Land Use Services Department	Ongoing
HT/LU 2.5	Encourage the provision of additional public parking for use by patrons of the downtown area of Running Springs through public and/or private funding sources and examine opportunities for shared parking by businesses.	Land Use Services Department	Ongoing
Circulation			
HT/CI 1.1	The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on Interstate Freeways, State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours.	Land Use Services Department	Ongoing
HT/CI 1.2	Work with Caltrans to ensure that transportation system improvements are made to SR-330 and SR-18 where transportation facilities are operating at or near full capacity. The County shall work with Caltrans to identify existing and future deficiencies such as the need for alternate routes, widening existing roads, providing turn lanes, and considering weekend traffic volumes in traffic analysis.	Public Works Department, Land Use Services Department, Caltrans	Ongoing
HT/CI 1.3	Minimize the traffic load on SR-18, SR-330 and Green Valley Lake Rd by requiring projects to minimize direct access to the main circulation roads and encourage shared driveways for industrial and commercial uses on adjacent properties to encourage use of the main circulation roads as throughways.	Public Works Department, Land Use Services Department	Ongoing

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HT/CI 1.4	The Public Works Department shall protect rights-of-way for mountain highways shown on the circulation portion of the County General Plan and require dedications as entitlements are given. State Highways 18 and 330 are designated as eighty (80) foot wide Mountain Major Highways and Green Valley Road is designated as a sixty (60) foot wide Mountain Secondary Highway.	Public Works Department	
HT/CI 1.5	Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 1.6	Provide access control, traffic system management and other improvements on the roadway system within the plan area in keeping with the scenic sensitivity of the community plan area.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 1.7	Preserve the status of SR-18, SR-330 and Green Valley Lake Road as County scenic routes and ensure protection of their scenic values through the following methods: A. Require compliance with the provisions of the Scenic Resources Overlay District. B. Support the creation of a Hillside Preservation Ordinance that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.	Public Works Department, Land Use Services Department	A. Ongoing B. To be determined
HT/CI 1.8	Seek State support and assistance for the designation of State Highways 18 and 330 as official State Scenic Highways.	Public Works Department	Ongoing
HT/CI 1.9	Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 1.10	The Public Works Department shall require a minimum 26 foot paved way for public road and 24 foot paved way for private road and require dedications where applicable as conditions of approval on all discretionary actions.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 1.11	All private roads shall be required to be maintained by a property owners association that has the ability to keep the roadways passable through maintenance, snow removal and enforcement of no parking within minimum access roadways.	Land Use Services Department	Ongoing
HT/CI 2.1	Where feasible, establish and coordinate a separate system of bikeway and pedestrian trails connecting residential areas to recreational facilities, the National Forest and downtown Running Springs. Promote safe and attractive pedestrian and bicycle crossings at logical points on the Circulation Element roads and where feasible pursue opportunities to separate pedestrian and	Public Works Department, Land Use Services Department	Ongoing

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	bicycle traffic from vehicular traffic particularly along SR-18 and SR-330.		
HT/CI 2.2	Where feasible, provide pedestrian improvements in the downtown area to enhance safety, provide a high quality visitor experience, enhance the mountain character of the area and reduce the need for vehicular travel.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 2.3	Encourage the addition of bicycle routes whenever existing highways are widened or significant lengths of highways are improved.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 2.4	The Land Use Services Department shall review site plans to determine if residential and commercial uses are designed for pedestrian use. Future developments shall contain an internal system linking residential areas, recreational facilities, the National Forest and downtown Running Springs.	Land Use Services Department, Public Works Department,	Ongoing
HT/CI 3.1	Pursue opportunities for public parking areas within the downtown commercial district that are compatible with and complimentary to the surrounding land uses, and are sensitive to the environment and mountain character.	Public Works Department, Land Use Services Department	Ongoing
HT/CI 3.2	To avoid on-street parking, require two off-street parking spaces on the same site with the main building for each residential dwelling unit. Driveways shall be designed to minimize grade so that year round access is assured and on-street parking is avoided. For new residential subdivisions and multi-family developments, there must be direct access to a County or State-maintained paved road and driveways shall not exceed 14 percent grade.	Land Use Services Department	Ongoing
HT/CI 4.1	The Public Works Department in coordination with the community shall define the existing and future transportation needs as they may relate to transit for residents, employees and visitors in the mountain region. When transportation needs are defined the Public Works Department shall conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.	Public Works Department	Ongoing
HT/CI 4.2	The Public Works Department shall evaluate additional service needs that could be provided by the Mountain Area Regional Transit Authority (MARTA) through coordination with MARTA, the County and residents of the mountain communities.	Public Works Department	Ongoing
Infrastructure			
HT/CI 5.1	Ensure that adequate water supplies and facilities are available or assured prior to approval of new developments. A. "Assured" water supplies shall mean an adopted plan containing an implementation program and schedule	Land Use Services Department	Ongoing

	<p>including:</p> <ul style="list-style-type: none"> iv. A time-table for the availability and quantity of service, v. a financing mechanism and technical means of delivering adequate quality of domestic water to a water purveyor, or a substantial net assured water supply benefit, which provides one and one-half the projects' forecasted net water consumption of supplemental water to a water purveyor; and vi. a letter from the Public Water Supply Branch, State Health Department, stating they have reviewed said plan or supplemental water sources and concur that additional supplies of adequate quality and quantity of water are available to meet Health and Safety Code requirements. <p>B. Examples of a net beneficial supplemental water supply may include but are not limited to: a new well of potable quality, developed in an undeveloped or underdeveloped groundwater sub-basin;; installation or improvement of needed water infrastructure facilities, such as storage or reduction of unaccounted for water losses; construct groundwater recharge facilities; and/or acquire shares from a public water purveyor and deliver to private water purveyor.</p>		
HT/CI 5.2	Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.		Ongoing
HT/CI 5.3	Support conjunctive use (operating water resources under a common management) of the area's water supplies.		Ongoing
HT/CI 5.4	Support programs to use reclaimed water from mountain sewage systems to augment local water supplies when such reclamation is consistent with public health and environmental standards.		Ongoing
HT/CI 6.1	Support conservation and efficient water use in an effort to minimize the need for new water sources.		Ongoing
HT/CI 6.2	The County, in coordination with local water providers, shall provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.		Ongoing
HT/CI 6.3	Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the mountain climate.	Land Use Services Department	Ongoing
HT/CI 6.4	Minimize the use of turf grass.	Land Use Services Department	Ongoing
HT/CI 6.5	Promote use of water efficient irrigation practices for all landscaped areas.	Land Use Services Department	Ongoing

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HT/CI 7.1	Require the hookup to sewers, for any development within a Sanitation District and currently adjacent to existing lines, through notification by the district and referrals, when development is proposed.	Land Use Services Department	
HT/CI 7.2	Minimize the runoff of surface water and establish controls for soil erosion and sedimentation through the following policies: A. Through the development review process, require replanting of ground cover in denuded areas with revegetation, either indigenous to the area or compatible with the climate and soil characteristics of the Hilltop communities. B. When development occurs, provide for the retention of natural drainage channels and capacity of the site where feasible. C. When feasible, require developers through the development review process to maintain existing percolation and surface water runoff rate by discouraging the paving of large surface areas.	Land Use Services Department	Ongoing
Open Space			
HT/OS 1.1	Encourage the exchange of properties between the United States Forest Service and private property owners to create better Forest Service boundary management.		Ongoing
HT/OS 1.2	Work with USFS to designate more areas for recreational activities, such as snow play areas, Recreational Vehicle (RV) park, campgrounds, etc.	Land Use Services Department	Ongoing
HT/OS 1.3	Work with USFS to designate areas for Off Highway Vehicle use and establish programs for Off Highway Vehicle use education.		Ongoing
HT/OS 1.4	The County shall work with USFS to explore land exchange opportunities that would provide additional areas for open space and recreational opportunities.		Ongoing
HT/OS 2.1	Establish a plan for the development of a pedestrian/equestrian/bicycle trail system within the plan area. The plan shall incorporate the following recommendations: A. Where feasible pursue opportunities to separate pedestrian/bicycle/equestrian traffic from motorized vehicle traffic. B. Provide trail heads that link regional trails, the forest and forest service trails, recreational areas, residential areas, neighborhood trail systems and commercial nodes.		To be determined
HT/OS 2.2	If an approved trails plan is developed require dedication of trail easements as a condition of approval for all development projects consisting of 5 or more residential lots. The trail easement shall allow unobstructed trail	Land Use Services Department	Ongoing

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	access and provide connections to off site trails.		
HT/OS 2.3	The County, in coordination with the community, shall establish priorities and identify opportunities for park development and establish a park and recreation plan for the Hilltop Community.	Regional Parks and Recreation Department	Ongoing
HT/OS 2.4	Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.	Regional Parks and Recreation Department	Ongoing
HT/OS 2.5	The County shall research the opportunity to acquire land within the downtown Running Springs area to dedicate as a central community park.	Land Use Services Department, Regional Parks and Recreation Department	Ongoing
HT/OS 2.6	The Land Use Services Department shall allow the recreational vehicle park and snow play area known as “Canyon Park”, located near the southwest corner of State Highway 18 and School House Road, to continue to operate and request expansions as needed, subject to applicable provisions of the Development Code.	Land Use Services Department	Ongoing
Conservation			
HT/CO 1.1	Encourage protection of natural features and scenic vistas by using the Special Development (SD) District or Zone to implement Planned Unit and Planned Residential Development Concepts.	Land Use Services Department	Ongoing
HT/CO 1.2	Support continued conservation efforts to ensure protection of Deep Creek.		Ongoing
HT/CO 1.3	Continue to identify and protect unique habitats supporting rare and endangered species by applying the Biotic Resources Overlay District.		Ongoing
HT/CO 2.1	The County shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County’s Tree Preservation Ordinance to ensure the long term health of the forest.	Fire Department, Land Use Services Department, Public Works Department	To be determined
HT/CO 2.2	Encourage the retention of healthy vigorous and native specimen trees by allowing reductions in required parking to be proposed.	Land Use Services Department	Ongoing
Safety			
HT/S 1.1	Ensure that all new development complies with applicable provisions of the Fire Safety Overlay District.	Land Use Services Department	Ongoing
HT/S 1.2	The County Fire Department shall work with the appropriate local Fire Protection agencies to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.	Fire Department, Land Use Services Department	Ongoing

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HT/S 1.3	The County Land Use Services Department shall work with the local Fire Safe Council and Fire agencies in the development of Community Wildfire Protection Plans (CWPP) for the mountain communities. As part of this effort a study shall be prepared to determine appropriate forest management techniques and identify any necessary modifications to the County's Tree Preservation Ordinance to ensure the long term health of the forest.	Land Use Services Department	To be determined
HT/S 2.1	The County Fire Department shall work with Caltrans and the County to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the mountain communities.	Fire Department, Public Works Department, Caltrans	Ongoing
HT/S 2.2	Work with the various fire agencies, the Fire Safe Councils, Caltrans and the community to ensure the development of an affective firebreak system.	Fire Department, Land Use Services Department	
HT/S 2.3	The County Fire Department shall work with the Rim of the World School District to designate Hoffman Elementary School as a designated evacuation center/community safe area.	Fire Department, Rim of the World Unified School District	Ongoing
Economic Development			
HT/ED 1.1	Encourage development and business activities that capitalize on the amenities and recreational activities contained within the National Forest, including skiing, biking, fishing and snow shoeing.	Economic and Community Development Department, Land Use Services Department	Ongoing
HT/ED 1.2	Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural alpine character.	Economic and Community Development Department, Land Use Services Department	Ongoing
HT/ED 1.3	Support specific planning for downtown Running Springs with an emphasis on improving parking and circulation, enhancing the pedestrian experience and improving the design of buildings and sites to be compatible with the mountain character	Land Use Services Department	Ongoing
HT/ED 1.4	Work with County Economic and Community Development to pursue appropriate grant funding to assist in economic development activities.	Economic and Community Development Department, Land Use Services Department	Ongoing